WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/02/04 10:28 2pgs
Fees:13.00 Taxes:240.54

20041202-0143506

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS. **$65,010.00.**

Affiant

Subscribed and sworn to before me this 18th day of November, 2004

Notary Public

My Commission expires

HALE E. WILSON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Sylvan Property Group, Inc.	SAME	91-11-0-079.00 92-03-0-217.00
302 42nd Avenue North		
Nashville, TN 37209		

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Donna L. Stokes**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Sylvan Property Group, L.L.C.**, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Tract 1: 4710 Illinois Avenue
BeingLots Nos. 619 and 621 of Block No. 106, Plant No. 1, West Nashville, as of record in Book 57, pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said Lots Nos. 619 and 621 front 25 feet each on the northerly side of Illinois Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Donna L. Stokes, by deed from Southtrust Bank of Middle Tennessee, on November 5, 1993, of record in Book 9148, page 910, Register's Office for Davidson' County, Tennessee.

Tract 2: 2201 Morena Street
Being the easterly 50 feet of the westerly 150 feet of the northerly one-half of Lot No. 3 in the subdivision of Lot 4 of the Elizabeth Harding-Lytle Tract, as of record in Minute Book 25, page 453, Chancery Court at Nashville for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 50 feet on the southerly side of Morena Street and runs back between parallel lines 182-1/2 feet to an alley, and is part of the property conveyed to Sam Wolf and H. Fineberg by deed from Dora Bader as of record in Book 831, page 401, said Register's Office.

Said Part of Lot No. 3 begins at a point on the southerly line of Morena Street 50 feet east from the northeast corner of the land conveyed by Sam Wolf, et al, to George A. Sims and wife, by deed recorded in Book 831, page 401, said Register's Office, and extends eastwardly 50 feet along the southerly margin of Morena Street and runs back between parallel lines 162-1/2 feet to an alley.

Being the same property conveyed to Donna L. Stokes, by deed from Tennessee Teachers Credit Union, on January 21, 1992, of record in Book 8536, page 410, Register's Office for Davidson County, Tennessee.

The property is subject to the following:

Tract 1:

- Subject to all matters as shown on the Plan of record in Book 57, pages 74 and 75, Register's Office Davidson County, Tennessee.

Tract 2:

- Subject to all matters as shown on the Plan of record in Book 25, page 453, Chancery Court at Nashville, Davidson County, Tennessee.

This is improved property known as: **4710 Illinois Avenue, Nashville, TN 37209 and 2201 Morena Street, Nashville, Tn 37208**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple

forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS our hands this November 18, 2004.

Donna L. Stokes

Donna L. Stokes (aka Donna Edmonson)

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Donna L. Stokes** to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 18, 2004

My commission expires 4-4-11

Cheryl M. Raines

Notary Public

OFFICIAL SEAL
NOTARY PUBLIC
STATE OF WEST VIRGINIA
CHERYL M. RAINES
PRUDENTIAL SECURITIES
1200 LAIDLEY TOWER
CHARLESTON, WV 25301
My commission expires April 4, 2011